

**332 800 €**

**Contact agency**

**Agence AVL**

32 route de la Crau

13200 Arles

04 90 97 72 79 / info@avlcimmo.fr

**For sale ideal investor**

**4 rooms**

**Surface : 136 m²**

**Surface of the land : 600 m²**

**Year of construction : 1998**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electric**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

3 bedroom

1 terrace

3 showers

3 WC

3 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

23/05/2025 - Prix T.T.C



### **Ideal investor 249 Arles**

Magnificent investment opportunity in Arles, in the Montmajour district. Discover this real estate complex composed of three apartments, built in 1998 and perfectly maintained. With its 136 m² of living space, the first studio apartment includes a living room with separate fitted kitchen, a shower room and a mezzanine for the sleeping area. The second T2 apartment offers a spacious bedroom, a shower room and toilet and a living room with fitted American kitchen. The last type 3 apartment has an outdoor space with its private courtyard. It offers a living room and open fitted kitchen, two bedrooms and a shower room, toilet. Three parking spaces are also available. The annual rental income is €23,000. A visit is a must!

Fees and charges :

332 800 € agency fees 3,85% à the responsibility of the buyer included

